

**NEW HANOVER TOWNSHIP
PLANNING COMMISSION
REGULAR MONTHLY MEETING
OCTOBER 8, 2014**

The New Hanover Township Planning Commission held its regular monthly meeting on October 08, 2014 in the New Hanover Township Municipal Building, 2943 North Charlotte Street, Gilbertsville, PA 19525. Chairman Richard Mulstay led in a Salute to the Flag and called the meeting to order at 6:32 PM.

ROLL CALL - Present – Richard Mulstay
Susan Smith
Kenneth Hansell
Philip Agliano – arrived at 7:00 PM
Kurt Zebrowski

Also present were Township Engineer Representative Joshua Hagadorn, Planning Consultant Adam Supplee, Township Manager Michael McGann, Traffic Consultant Sandy Koza and Eileen Pogany.

TOWNSHIP BUSINESS

WORK ITEMS – There were no work items.

MINUTES -

July 9, 2014 – Susan Smith **moved** to approve the meeting minutes of the July 09, 2014 meeting. Philip Agliano **seconded** the motion and it **carried 4-0** with Kenneth Hansell abstaining since he had not been in attendance.

August 13, 2014 - Susan Smith **moved** to approve the meeting minutes of the August 13, 2014 meeting; motion was **seconded** by Philip Agliano and it **carried 3-0** with Richard Mulstay and Kurt Zebrowski abstaining since they had not been in attendance.

BUSINESS FOR DISCUSSION OR ACTION:

N.H.T.P.C. No. 785 Girls Scouts of America/Camp Laughing Waters – Land Development
Mr. Glen Kelczewski, PE was present representing this project and stating that zoning hearing variances and waivers of Township Ordinances may not be needed for this project. Township consultants stated that they will determine whether waivers are needed with Adam Supplee stating that he believes adequate parking is being provided but will need to check the Zoning Ordinance. Mr. Supplee stated that Planning Commission can make a determination if the buffer requirements are being met since the existing vegetation buffers between the use and the property line even though the existing plantings are not specified. Paul Bauer suggested that, in the event the existing buffers are determined to be sufficient, a note should be added to the plan stating that the Township must be notified if vegetation is removed. Discussion of Gilmore and Associated review comments concluded when it was determined that there is misunderstanding with respect to bikeway requirements and Mr. Kelczewski agreed to check with the Girl Scouts

to determine whether they are interested in continuing if they are not willing or able to meet the Township's requirements regarding the bikeway. Mr. Kelczewski stated that an NPDES permit application has been submitted which did not include the bikeway, Township is inclined to require installation of bikeway along New Hanover Square Road by the Girl Scouts.

BUSINESS FOR ACTION ON 90 DAY TIME LIMITATION WAIVERS -

Richard Mulstay moved to grant 90-day waiver extensions to the following:

N.H.T.P.C. #714	James Carroll	3 lots	11-14-2014
N.H.T.P.C. #786	DePallo	2 lots	11-9-2014

Motion was seconded by Susan Smith and carried 5-0.

NEW BUSINESS

John Kennedy and Michael Gambone were present along with Sandy Koza, of McMahon Traffic Engineers and provided sketch plans showing alternative configurations for straightening the curve in Romig Road and also showing possible trail locations, crossing and links to other trailways. Applicant is proposing a 26' wide cartway width no parking along the street and a 30 mph speed limit; intersections will be studied to determine the best locations for trail crossings. All homes within the development gain access from interior roadways.

ADJOURNMENT – Kurt Zebrowski moved to adjourn at 7:48 PM and the meeting was declared adjourned.

Susan Smith, Secretary